

Rezoning Transportation Analysis

Petition Number: 2025-129

General Location Identifier: 02749301

From: Jake Carpenter, PE

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Reviewer:

Brent Hyatt, PE

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Revision Log:

Date	Description
12-22-25	First Review (BH)
01-22-26	Second Review (BH)
02-09-26	Trip Generation Update (DR)
02-25-26	Third Review (BH)

General Review Information

The petition is located at the intersection of West WT Harris Boulevard, a State-maintained expressway, West Sugar Creek Road, a State-maintained major arterial, and Brookstone Drive, a City-maintained local street. The petition is located in a northeast wedge outside of Route 4.

Active Projects Near the Site:

- TIP - HL-0057
 - Route: NC 24 (W.T. Harris Boulevard)
 - Description: SR 2004 (Mount Holly-Huntersville Road) to I-85 North ramp. Install overhead streetlights.
 - Construction Year: 2026
 - Comment: \$981,000 IN I-5507 BONUS ALLOCATION (BA) FUNDS SWITCHED TO T(DA) FUNDS FROM U-5907 TO ENSURE BA FUNDS ARE AUTHORIZED BY JUNE 30, 2024.
- CIP - Sugar Creek Rd & WT Harris Blvd Intersection
 - Project Description: Construct right-turn lane on northbound Sugar Creek Rd.
 - Project ID: PMES241800
 - Project Phase: Design
 - Estimated Completion: Q3 2029
 - CDOT PM: Laure Matney
 - GS PM: Jeremy Shu

CDOT's review of this rezoning petition is intended to provide consistency with council adopted policies, plans, standards and guidelines including, but not limited to, the [Transportation Action Plan \(TAP\)](#), [Vision Zero](#), [Urban Street Design Guidelines \(USDG\)](#), [Center, Corridor and Wedges](#), [Charlotte BIKES](#), [Traffic Impact Study Guidelines](#) and [Charlotte WALKS](#). With a commitment to design complete streets, this review is to ensure that the City's transportation network supports current and future land uses and includes streets that provide safe and comfortable mobility for motorists, pedestrians, bicyclists, and transit users.

This document is primarily for communication to Planning Department staff as part of the overall City staff analysis of the rezoning petition and includes an overall summary of the case from a transportation perspective, information on trip generation, and resolved or outstanding site plan concerns. Additional advisory information about the driveway permit process is provided for information only.

Based on our review of the petition, we offer the following information for your consideration.

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Transportation Summary

The site is located at the intersection of West WT Harris Boulevard, a State-maintained expressway, and West Sugar Creek, a State-maintained major arterial. A Traffic Impact Study (TIS) is not required for the site due to the development generating site trips under ordinance thresholds and not meeting additional TIS triggers. All outstanding CDOT issues have been addressed.

Trip Generation

Scenario	Land Use	Intensity	Trip Generation			Source
			Daily Trips	AM Peak Hour Trips	PM Peak Hour Trips	
Existing Use	Church	102,677 SF	605	36	42	<i>Tax Record</i>
Entitlement with Current Zoning	(INST, 4.94 acres)	Not enough information to determine trip generation	-	-	-	<i>General Guidance from Planning</i>
Entitlement with Current Zoning	Church (INST, 4.94 acres)	102,677 SF	605	36	42	<i>General Guidance from Planning</i>
Proposed Zoning	Single Family Attached (N2-B, 4.94 acres)	65-DUs	445	28	35	<i>Site Plan: 11-13-25</i>
Proposed Zoning	Single Family Attached Church* (N2-B, 4.94 acres)	65 DUs 102,677 SF	1,050	64	77	<i>Site Plan: 01-12-26</i>

*Church still apart of the parcel and just adding multifamily.

Petitioner to provide responses to the staff comments below as well as specify other changes to the site plan.

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Outstanding Issues

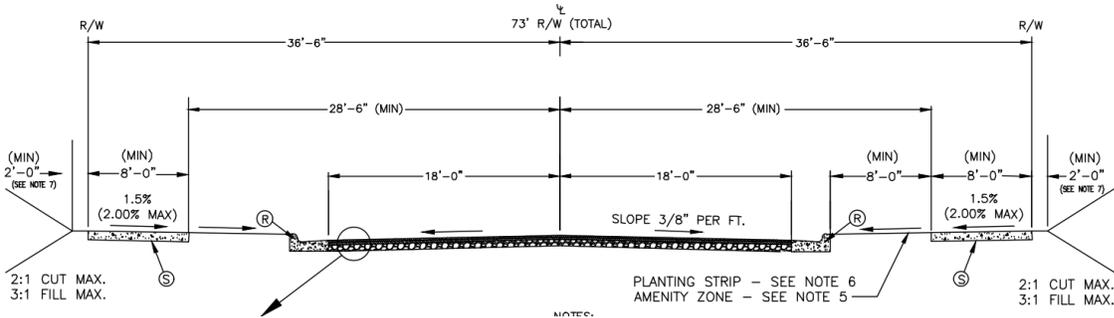
Strikethrough = Resolved

1. Curbside:

- a. ~~Brookstone Drive: Location of future back of curb and gutter is to be located at 20.5 feet from road centerline and must be shown in the future location according to UDO Article 32.7 and 2040 Policy Map.~~

~~Local Office/Commercial Wide typical section with 8' sidewalk (CLDSM Standard No U-05A1).~~

~~Label and dimension the existing and future curb and gutter from the centerline for each road on the site plan.~~

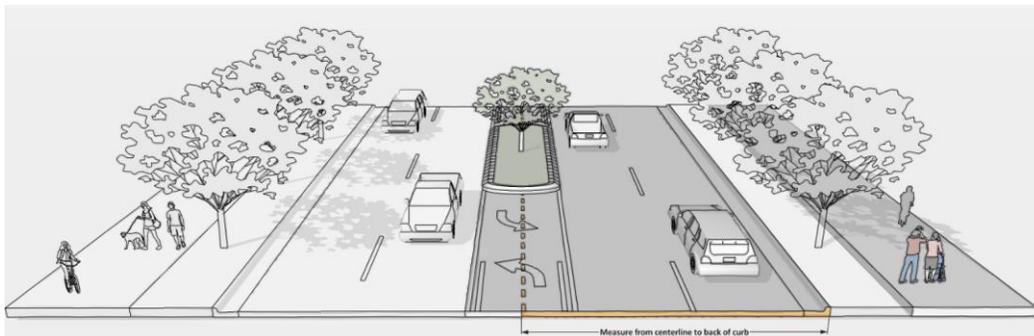


Clarifying comment 01-21-26: Add callouts for BOC located between on-street parking spaces in accordance with U-05.

- b. ~~W Sugar Creek Road: Location of future back of curb and gutter is to be constructed at 30 feet from road centerline.~~

~~Arterial 4+ Avenue with Shared Use Path (Charlotte Streets Map)~~

~~Label and dimension the curb and gutter from the centerline for each road on the site plan.~~



Rezoning Transportation Analysis

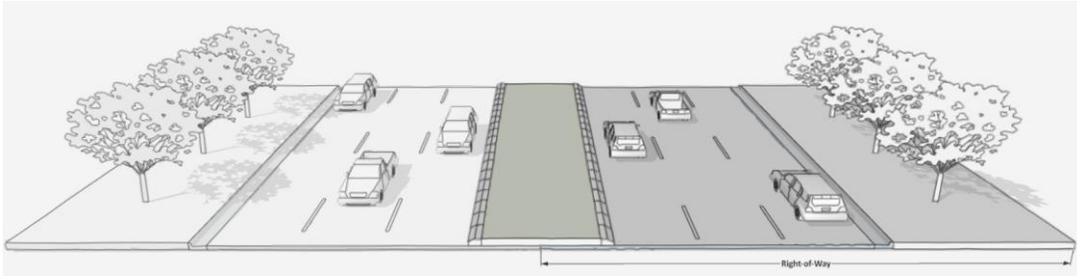
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- c. ~~W-WT Harris Boulevard:~~ Location of future back of curb and gutter is not applicable for ~~W-WT Harris Boulevard~~, a state-maintained parkway.

Arterial 6+ Parkway (Charlotte Streets Map)

Label and dimension the curb and gutter from the centerline for each road on the site plan.

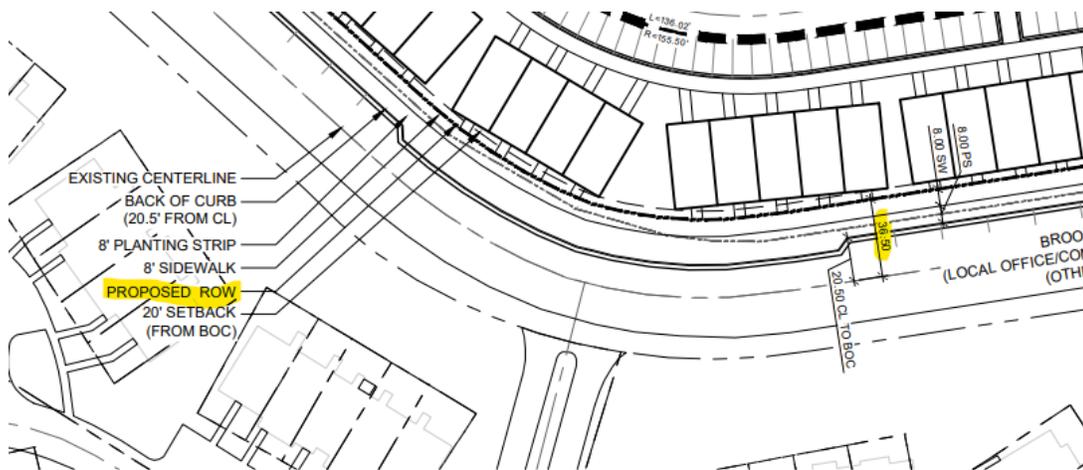


2. ~~Comprehensive Transportation Review (CTR):~~

A Traffic Impact Study (TIS) is not required for the complete review of this petition due to the site generating site trips under ordinance thresholds found in the Charlotte Streets manual Table 3.1 and/or not triggering any other City TIS requirements.

3. ~~Revise site plan and conditional note(s) to commit to dedicate 38.5 feet right of way from the road centerline of Brookstone Drive. The site plan shall label and dimension the right of way from the road centerline. An additional 2 feet of SUE will be needed from the back of sidewalk.~~

Clarifying comment 1-21-25: Clearly label callout of right of way dimension from the centerline of Brookstone Drive. Revise site plan to commit to dedicate 38.5 feet of right of way or provide sidewalk and utility easement (SUE) 2 feet behind the back of sidewalk.



4. ~~Revise site plans and conditional note(s) to construct pedestrian facilities along Brookstone Drive by installing an 8' sidewalk in accordance with the Charlotte Land Development Standards Manual (CLDSM). Sidewalks maintained by the City shall meet ADA/PROWAG requirements.~~

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5. ~~Revise site plan and conditional note(s) to commit to dedicate 52 feet right of way from the road centerline of W Sugar Creek Road. If existing right of way exceeds 52 feet, no additional right of way is required.~~
6. ~~Clarify if the proposed internal street with parallel parking and cul de sac is to be private.~~



7. ~~Add a conditional note specifying "A Right of Way Encroachment Agreement is required for the installation of any non-standard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing City-maintained street right of way by a private individual, group, business, or homeowner's/business association. An encroachment agreement must be approved by CDOT prior to construction/installation. Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements."~~
8. ~~Add a conditional note specifying "the Petitioner shall dedicate and convey in fee simple all rights-of-way to the City before the site's first building certificate of occupancy is issued. CDOT requests rights-of-way set at 2' behind back of sidewalk where feasible."~~
9. ~~Add a conditional note specifying "All transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued."~~

Clarifying comment 1-21-25: This note does not appear in the updated submittal.

10. ~~Add conditional note specifying "All public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective road system authority. It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other development or roadway projects taking place within the broad northeastern Mecklenburg area, by way of a private/public partnership effort or other public sector project support."~~
11. **CDOT REQUEST 01-22-26:** ~~CDOT request that this petitioner provide pedestrian accommodation at the intersection of W T Harris and W Sugar Creek in coordination with NCDOT. To be coordinated and finalized with NCDOT and CDOT during permitting. Potentially including pedestrian signals and striping. Please email for further details.~~

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Advisory Information

The following are requirements of the developer that must be satisfied prior to driveway permit approval. These requirements shall be reflected on the rezoning plan, as appropriate.

1. CDOT has the authority to regulate/approve all private street/driveway and public street connections to the right-of-way of a street under the regulatory jurisdiction of the City of Charlotte, per the City of Charlotte Unified Development Ordinance.
2. Adequate sight triangles must be reserved at the existing/proposed street entrance(s). Two 50' x 50' sight triangles (and two 10' x 70' sight triangles on NCDOT-maintained streets) are required for the entrance(s) to meet requirements. All proposed trees, berms, walls, fences, and/or identification signs shall not interfere with sight distance at the entrance(s) and shall be identified on the site plan.
3. The proposed driveway connection(s) to public streets will require a driveway permit(s) to be submitted to CDOT (and NCDOT on NCDOT-maintained streets) for review and approval. The exact driveway location(s) and type/width of the driveway(s) will be determined by CDOT during the driveway permit process. The locations of the driveway(s) shown on the site plan are subject to change in order to align with driveway(s) on the opposite side of the street and to comply with City of Charlotte Unified Development Ordinance regulations.
4. All proposed commercial driveway connections to a future public street will require a driveway permit submitted to CDOT for review and approval.
5. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
6. To obtain a street and pedestrian lighting recommendation, the petitioner should visit the following link: <https://charlottenc.gov/Transportation/Programs/Pages/StreetLighting.aspx>